

AGENDA  
PLANNING COMMISSION  
SEPTEMBER 12, 2017 - 7:00 P.M.  
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD  
COMMUNITY ROOM 2

I. ROLL CALL

II. APPROVAL OF MINUTES

1. August 8, 2017\*

III. PUBLIC COMMUNICATIONS

IV. SUBDIVISIONS

1. Oat Subdivision, Elm Street South – Request for Release of Bond\*

V. SITE PLANS

1. Parking Lot Improvements, 721 Long Hill Road – Request to Extend Start of Construction\*

VI. OLD BUSINESS

VII. NEW BUSINESS

1. Zoning Board of Appeals Referrals for a Public Hearings on September 27, 2017
  - a. ZBA#17-10 – Wronowski Residence, 2 Clift Street, Mystic\*
  - b. ZBA#17-11 – Pate Residence, 27 High Street, Mystic\*
2. Mystic Parking Inventory\*
3. Report of Commission
4. New Applications

VIII. REPORT OF CHAIRMAN

IX. REPORT OF STAFF

X. ADJOURNMENT

Next regular meeting: September 26, 2017

\* Enclosed

NOTE: NO NEW BUSINESS WILL BE CONSIDERED AFTER 10:30 P.M.

MINUTES  
PLANNING COMMISSION  
AUGUST 8, 2017 - 7:00 P.M.  
TOWN HALL ANNEX - COMMUNITY ROOM 2

Chairman Pritchard called the meeting to order at 7:00 p.m.

I. ROLL CALL

Regular members present: Pritchard, Steinfeld, Zod  
Alternate members present: Tarbox  
Members absent: Kane, Munn  
Staff present: Jones, Glemboski, Allen, Silsby

Chairman Pritchard appointed Tarbox to sit for Munn.

II. APPROVAL OF MINUTES

1. July 11, 2017

MOTION: To adopt the minutes of July 11, 2017, as amended

Motion made by Steinfeld, seconded by Zod, so voted unanimously

III. PUBLIC COMMUNICATIONS

Pritchard received formal notification that Dick Fitzgerald has resigned from the Planning Commission as of July 13, 2017.

Dick Fitzgerald, 8 Benjamin Road, Mystic, referred to his resignation letter dated July 13, 2017 and explained his reasons for resigning. He thanked the Commission and Town Staff for the opportunity to serve on such a dedicated Commission throughout his 15 years as a member of the Planning Commission.

IV. SUBDIVISIONS - None

V. SITE PLANS

1. Luxury Cat Condos (SIT17-10), 1352 North Road

Staff reviewed the plans for luxury cat condos. He explained that the Planning Department has waived the requirement of an A2 survey because no site work is being done. Staff stated that the applicant was granted a variance and special permit. The applicant is seeking to eliminate the frontage sidewalk requirement.

Renee Ceil and Paul Campbell, 702 Cow Hill Road, Mystic were present to answer questions. Ms. Ceil stated that appointments will be set up in advance and that no pedestrian traffic is anticipated.

Staff noted that the site map shows the existing gravel space for the three (3) required parking spaces.

Discussion followed about the average stay, the amount of condo enclosures, and zoning.

Pritchard stated that there is no need to take action on the sidewalk and Staff concurred. Staff stated that the issue of the elimination of the sidewalk requirement is addressed in the Findings portion of the Motion.

MOTION: To approve Site Plan SIT17-10 for Luxury Cat Condos, 1352 North Road, subject to the following modifications and findings:

Modifications:

1. All technical items as raised by staff shall be addressed.

Findings:

1. The Commission finds that there will be no significant pedestrian movement to the site and/or between the site and those adjacent to it and therefore eliminates the requirement for frontage sidewalks.

Motion made by Pritchard, seconded by Tarbox, so voted unanimously.

VI. OLD BUSINESS - None

VII. NEW BUSINESS

1. Zoning Board of Appeals Referral for a Public Hearing on August 9, 2017
  - a. ZBA#17-08 – Fort Hill Citgo – Pump Island & Canopy, 182 Fort Hill Road

Staff reviewed the plans showing the location of the canopy. The applicant is asking for an increase in lot coverage for a larger canopy. This would equate to 32% lot coverage on this non-conforming lot. The pump island will be changed so all 3 pumps can be used at the same time. Staff noted that a previous variance application was withdrawn without prejudice to resubmit at a later date with changes. She noted that this variance is only for the increase in lot coverage. There will be no change to impervious surfaces.

Staff is not concerned about the size of the canopy and noted the new canopy will have more efficient lighting. It was noted that abutters within the 150 foot buffer zone will be notified for the variance.

The Planning Commission had no comment.

2. Zoning Commission Referral for Public Hearings on September 6, 2017
  - a. ZCH#17-02 – Zoning Map Amendment, 1 Bank Street, Mystic

Staff reviewed the plans and presented photos. She explained that this property is isolated from the residential area because of existing ledge between properties. The request is to change this property to the WDD zone. Staff has no concerns based on the ledge separation.

The Planning Commission had no comment.

- b. SPEC#354 – Ancient Mariner, 21 West Main Street

Staff reviewed the plans which include adding outdoor seating along West Main Street. The State has granted permission as the seating is in a State right-of-way. The wider width of the sidewalk will be a benefit. A planter or other type of separation will be required. Staff asked the Planning Commission if this item can be handled as an Administrative Site Plan (ASP). The Planning Commission was okay with an ASP being submitted in lieu of a Site Plan.

The Planning Commission had no comment.

3. Report of Commission

Steinfeld is still concerned about Electric Boat employees parking their cars on Bridge Street, which he believes is a safety concern. He reminded the Commission that Electric Boat had said they would shuttle employees into the lot if parking became an issue. Staff will look into this situation.

Tarbox inquired about cars being parked on the street and sidewalk at the corner of High Street and Academy Lane. Staff is not aware of any complaints but will inquire with the Traffic Authority.

4. New Applications - None

VIII. REPORT OF CHAIRMAN

Chairman Pritchard signed drawings for Groton Multi-family apartments. Staff gave an update on the construction timeline.

IX. REPORT OF STAFF

Staff stated that Robin Silsby is retiring on August 16, 2017 and the Town is currently looking to fill the position. Staff noted that the Town Council is considering a hiring freeze so they are not sure when this position will be filled.

Tarbox noted that she will not be in town for the September 12<sup>th</sup> meeting.

X. ADJOURNMENT

Motion to adjourn at 7:49 pm was made by Zod, seconded by Steinfeld, so voted unanimously.

---

Hal Zod, Vice Chair/Secretary  
Planning Commission

Prepared by Robin Silsby  
Office Assistant II

## Jones, Deborah

---

**From:** Hanover, Greg  
**Sent:** Tuesday, August 22, 2017 9:29 AM  
**To:** Jones, Deborah  
**Subject:** RE: Bond release Oat subdivision Elm st South.

Deb,

Work is complete and bond can be released.

**Greg A. Hanover, P.E.**  
**Town Engineer**

Town of Groton – Public Works Department  
134 Groton Long Point Road | Groton, CT 06340  
860.448.4068 | ghanover@groton-ct.gov

---

**From:** Jones, Deborah  
**Sent:** Tuesday, August 08, 2017 7:58 AM  
**To:** Hanover, Greg  
**Subject:** FW: Bond release Oat subdivision Elm st South.

Hi Greg – This \$1,895.00 bond was reduced to the 10% level in 2005. At that time, Steve had a small punch list. When you return, can you have someone determine whether the work has been completed and whether the bond can be released? Thanks, Deb

**From:** Joan Oat [mailto:joancroninoat@gmail.com]  
**Sent:** Monday, August 07, 2017 4:48 PM  
**To:** Jones, Deborah  
**Cc:** joancroninoat@gmail.com  
**Subject:** Bond release Oat subdivision Elm st South.

To: Planning Commission Town of Groton

Re: Oat Subdivision Elm St. South.

The work has been completed on this project and we request the bond be released.

Thank you,

Joan Oat

Planning Commission  
August 18, 2017  
Page 1 of 1



PC  
AGEW/OK  
9/12/17

August 18, 2017

Planning Commission  
Town of Groton  
134 Groton Long Point Road  
Groton, Conn. 06340

Re: SIT 15-10-721 Long Hill Rd-Parking Lot Improvements-  
Request to Extend Start of Construction

Dear Commission Members:

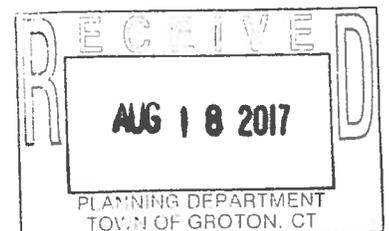
On September 22, 2105, the commission approved the above referenced site plan. An extension to start of construction was granted in 2016. As of this date, the owner has not commenced construction but requests that a one year extension of time be granted to start construction as provided by the zoning regulations. Thank you for your consideration in this matter.

Very truly yours,  
**LOUREIRO ENGINEERING ASSOCIATES, INC**

A handwritten signature in black ink, appearing to read "Clinton S. Brown II".

Clinton S. Brown II PE AICP  
Associate

Pc: Hendels /Doug Hendel  
09-110



MEMORANDUM

TO: Planning Commission  
FROM: Zoning Board of Appeals  
DATE: September 7, 2017  
SUBJECT: ZBA #17-10 – 2 Clift Street; Adam Wronowski, Owner  
ZBA #17-11 – High Street; Patrick Pate, Owner

---

The Zoning Board of Appeals will conduct the public hearings described in the attached Notice of Public Hearings on September 27, 2017.

If you have any comments or questions, please refer them to Thomas Zonarini in the Office of Planning and Development, before the date of the public hearing. He can be reached at [tzonarini@groton-ct.gov](mailto:tzonarini@groton-ct.gov) or 860-448-4091.

TZ:klh



# TOWN OF GROTON

## PLANNING AND DEVELOPMENT SERVICES

DEBORAH G. JONES  
ASSISTANT DIRECTOR  
DJONES@GROTON-CT.GOV

134 GROTON LONG POINT ROAD, GROTON, CONNECTICUT 06340  
TELEPHONE (860) 446-5970 FAX (860) 448-4094  
WWW.GROTON-CT.GOV

September 7, 2017

The Day  
Attention: Legal Advertising  
P.O. Box 1231  
New London, Connecticut 06320

Please publish the following legal ad on September 15, 2017 and September 22, 2017.

### TOWN OF GROTON ZONING BOARD OF APPEALS NOTICE OF PUBLIC HEARINGS

The Zoning Board of Appeals will hold public hearings on Wednesday, September 27, 2017 at 7:00 p.m. in Community Room 1, Town Hall Annex, 134 Groton Long Point Road, to hear the following:

ZBA#17-10 – 2 Clift Street; Adam Wronowski, Owner; Mercer Bertsche Vernott Architects – Applicant; for a variance to Section 5.2 to allow a second floor addition above an existing historic garage 1-foot 7-inches from the northwest side yard, and 2-feet 7-inches from the northeast side yard where 12-feet is required. PIN#261918422080, RS-12 Zone.

ZBA#17-11 – 27 High Street; Patrick Pate, Owner; Mercer, Bertsche, Vernott, Architects – Applicant; for a variance to Section 5.2 to reconstruct and enlarge a front porch 5-feet 2-inches from the front property line where 25 feet is required. PIN#261806392984, RS-8 Zone.

Applications are on file and available for public inspection during normal business hours at the Planning Department, 134 Groton Long Point Road, Groton, CT. Dated this 15<sup>th</sup> day of September, 2017 at Groton, CT. (On second insertion, please put “Dated this 22<sup>nd</sup> day of September, 2017 at Groton, CT.”)

Ed Stebbins, Chairman

Account #30384

**PLEASE DO NOT BOLD PRINT.** If you have any questions, please do not hesitate to contact me.

Sincerely,

Deborah G. Jones  
Assistant Director

DGJ:klh





## MEMORANDUM

TO: Town of Groton Planning Commission  
FROM: Matthew Allen, Planner *M. Allen*  
DATE: September 8, 2017  
SUBJECT: Mystic Parking Inventory

---

An inventory of all available parking in the vicinity of downtown Mystic has been completed by staff in an effort to inform planning and zoning parking considerations in the Waterfront Design District moving forward. Parking on both the Groton and Stonington sides was tallied and categorized.

The product of the project is charts and a map showing what types of parking exist where and at what capacity. The study area was defined as a radius within which one could reach the center of downtown Mystic by walking within five minutes. For the purposes of this project the center was determined to be in the area of the western end of the drawbridge.

Seven types of parking were identified as follows:

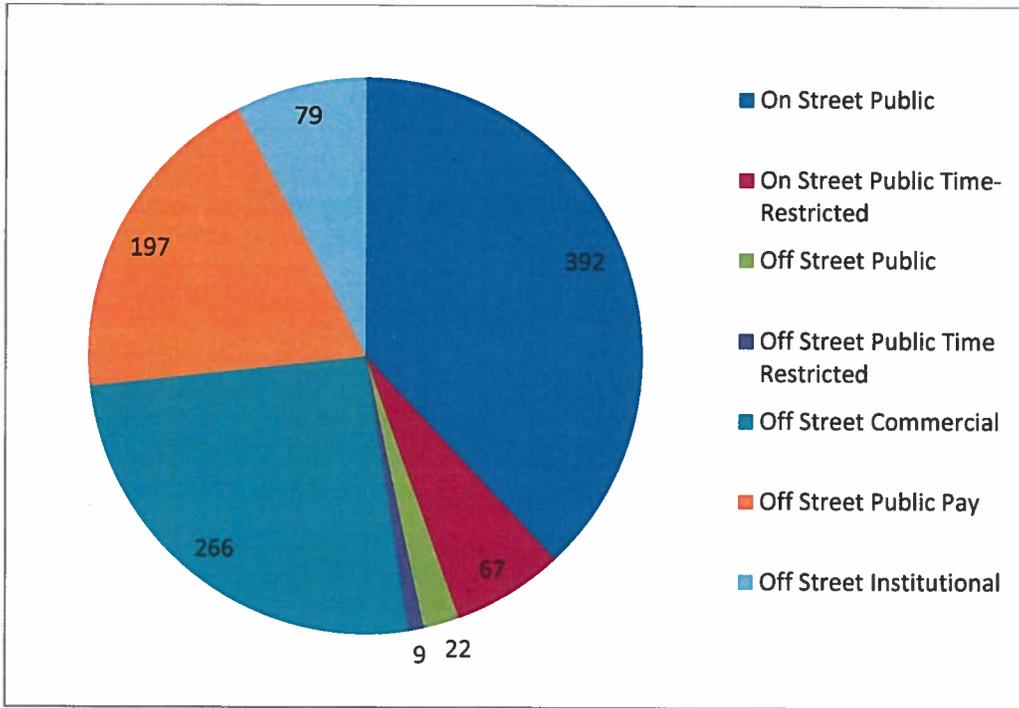
1. On street public – Areas on streets where there are no posted parking restrictions.
2. On street public time-restricted – Areas on streets where restrictions are posted.
3. Off street public – Areas off streets with no posted parking restrictions.
4. Off street public time-restricted – Areas off streets with posted restrictions.

5. Off street commercial – Areas off streets where parking is for specific business.
6. Off street public pay – Mystic Museum of Art parking lot.
7. Off street institutional – Areas off streets where parking is for churches or other community institutions.

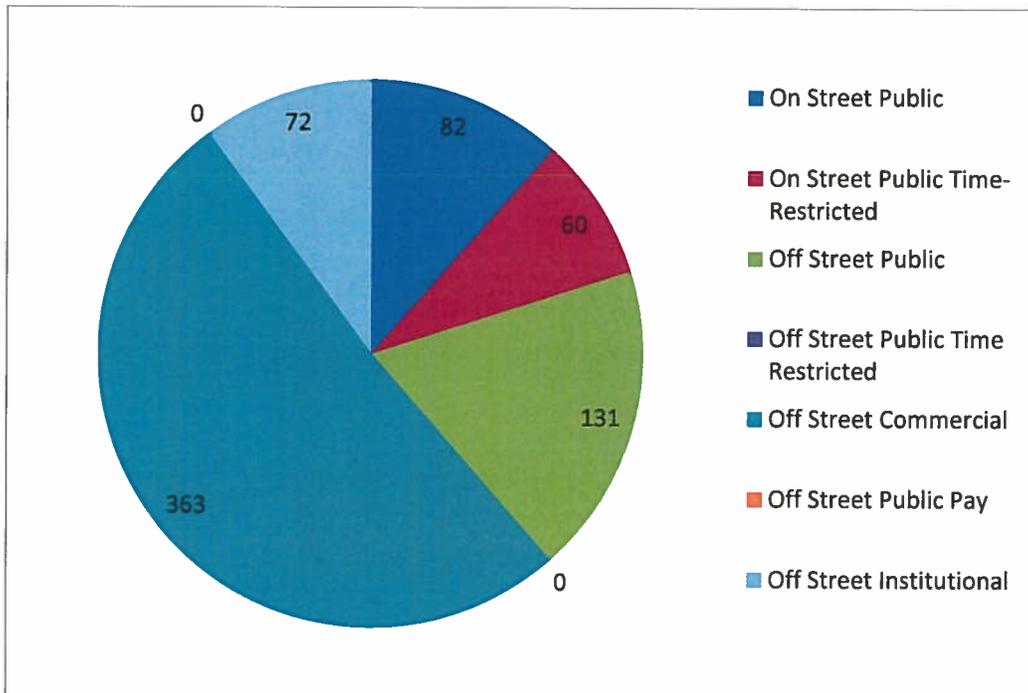
Areas with posted no parking are also shown. On street parking totals were determined by using 20 linear feet as one parking space. Areas within 20 ft. of a street corner or directly in front of a driveway were not included in the calculation. A total of 1,740 parking spaces were inventoried. A breakdown of the types of parking is shown on the enclosed charts. A map of downtown Mystic parking will be presented at the September 12 Planning Commission meeting.

	On Street Public	On Street Public Time-Restricted	Off Street Public	Off Street Public Time Restricted	Off Street Commercial	Off Street Public Pay	Off Street Institutional
<b>GROTON</b>							
Elm St.	50	0	10	0	0	0	0
Library St.	22	0	0	0	0	0	48
Water St.	0	22	12	0	191	0	0
West Main St.	0	29	0	0	16	0	0
Bank St.	31	2	0	0	29	0	0
Academy Ln.	11	0	0	0	0	0	0
High St. (north)	83	0	0	0	0	0	0
High St. (south)	46	0	0	0	3	0	0
New London Rd.	4	6	0	0	0	0	0
Pearl St.	91	8	0	0	18	0	31
Clift St.	17	0	0	0	0	0	0
Gravel St.	37	0	0	9	9	0	0
Mystic Museum of Art	0	0	0	0	0	197	0
<b>Total</b>	<b>392</b>	<b>67</b>	<b>22</b>	<b>9</b>	<b>266</b>	<b>197</b>	<b>79</b>
<b>STONINGTON</b>							
East Main St.	6	7	0	0	137	0	0
Cortrell St.	15	28	0	0	14	0	0
Holmes St.	0	17	0	0	77	0	0
Church St.	15	0	123	0	53	0	72
Willow St.	20	8	0	0	4	0	0
Broadway Ave.	7	0	0	0	65	0	0
Haley St.	13	0	0	0	0	0	0
Stanton Pl.	6	0	0	0	11	0	0
Washington St.	0	0	8	0	2	0	0
<b>Total</b>	<b>82</b>	<b>60</b>	<b>131</b>	<b>0</b>	<b>363</b>	<b>0</b>	<b>72</b>
<b>Grand Total</b>	<b>474</b>	<b>127</b>	<b>153</b>	<b>9</b>	<b>629</b>	<b>197</b>	<b>151</b>

# GROTON



# STONINGTON



# MYSTIC TOTAL

